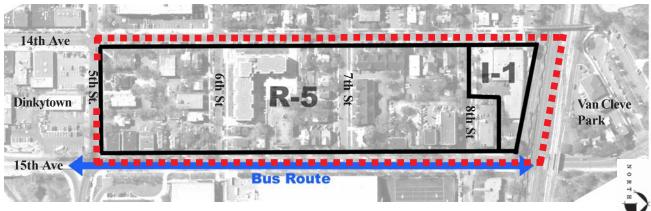
MARCY-HOLMES NEIGHBORHOOD MASTER PLAN SUPPLEMENT

14th & 15th Avenue S.E. Study Area

Existing Conditions



Location

Area directly north of Dinkytown, between 14th and 15th Aves and 5th St and the railroad corridor

Approximate Size

3.5 blocks

Zoning

Multi-family residential (R5), Industrial (I1)

Building Intensity Requirements

Maximum height not to exceed 4 stories/56 ft. Max. floor area ratio (FAR) = 2.0 (R5), 2.7 (I1)

Future Land Use (Neighborhood Master Plan)

Multi-family residential

Issues/Opportunities

Close proximity to U of M campus, adjacent to Dinkytown, near Van Cleve Park and Holmes Park, 15th Ave transit corridor, on-street bike lanes, good vehicular access, high percentage of rental housing, high traffic on 15th Ave, relaxed height limit area, potential impacts of adjacent rail corridor, 15th Ave railroad underpass, potential for transit-oriented development, potential partner in U of M

Neighborhood's Design Concept





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Redevelopment Design Guidelines



Land Uses/Housing Types

- Promote redevelopment of houses that have been converted to multi-unit rental housing with multi-family residential buildings that are designed for higher densities
- Encourage a mix of housing types to improve the balance of owner-occupied and rental housing
- · Explore new housing options for students, including U of M ownership

Building Orientation

- Orient building fronts to 15th and 14th Aves whenever possible
- Articulate building facades and provide frequent window/door openings on all street frontages to create an attractive pedestrian street environment
- Design prominent and multiple entries for buildings that enhance the pedestrian street environment
- Provide appropriate setbacks for buildings on 15th Ave to mitigate impacts of high traffic levels
- Use ramps, stairs and other grade separation techniques to distinguish between public and private space

Building Heights

- Design buildings that complement the historic scale of Dinkytown, 4 stories in height on average
- Encourage redevelopment of relatively taller buildings at intersection of 15th Ave and 8th Street, 6 to 8 stories in height
- Design buildings that are taller than 4 stories with 2-3 story "stepback" sections along the street

Yards/Open Spaces

 Encourage new multi-family residential buildings to provide some form of outdoor space for residents, including balconies, patios, courtyards, and rooftop gardens

Parking

 Design parking for residents within new buildings (underground or aboveground) or behind buildings, ensuring that parking areas are minimally visible from streets

Streetscape/Public Infrastructure

- Convert dead-end at north end of 14th Ave into a plaza oriented to pedestrians accessing the pedestrian bridge and vehicles accessing parking on adjacent properties only
- · Create urban streetscapes along 15th Ave and 5th St
- · Landscape and buffer the U of M athletic buildings along 15th Ave
- · Create neighborhood gateway areas along 15th Ave
- Create neighborhood streetscapes along 14th Ave, 6th, 7th and 8th Sts
- Enhance bus stop areas with pedestrian amenities

Building Examples



Midtown Lofts, Bryant Ave S/ Midtown Greenway, Minneapolis



2400 block of Lyndale Ave S, Minneapolis



Washington Ave and Oak St, Minneapolis



1301 University Ave, Minneapolis



The Village at St. Anthony Falls, 1st Ave NE at 2nd St NE, Minneapolis

Contact Information:

Marcy-Holmes Neighborhood Association (MHNA) 415 4th Avenue SE, Room 209 (Marcy Open School) Minneapolis, MN 55414 612.623.7633 www.marcy-holmes.org